

FOR LEASE

Courthouse Boulevard Professional Offices

4500 Courthouse Blvd. Stow, OH 44224



Presented By:

AARON DAVIS
SENIOR ADVISOR

C: 330.221.7297 | aaron.davis@svn.com

NICHOLE BOOKER, PHD
SENIOR ADVISOR

C: 330.475.5500 | nichole.booker@svn.com



COURTHOUSE LEASING SUMMARY



PROPERTY DESCRIPTION

Courthouse Commons is a 38,256 SF two-story office building strategically located just off SR-8 at Steels Corners Road in the midst of Stow's expanding business and commercial corridor. Adjacent to the Stow Municipal Courthouse and surrounded by hotels, healthcare facilities, and amenities, this property offers a prime location and strong visibility for professional users.

Currently undergoing modernization, Courthouse Commons is being repositioned as a Class A office environment designed for today's tenants - combining modern upgrades, convenience, and functionality.

OFFERING SUMMARY

LEASE RATE:	\$10.00 - 13.00 SF/yr
AVAILABLE SF:	4,000 - 20,000 SF
LEASE TYPE:	NNN
ELEVATOR:	YES
LOT SIZE:	3.86 Acres

PROPERTY HIGHLIGHTS

- Prime location just off the Steels Corners exit on SR-8
- Being repositioned as a Class A environment
- Flexible, divisible layouts with modern elevator access
- New LEDs throughout
- Common area and restroom upgrades planned
- Enhanced landscaping and outdoor seating
- High ceilings, glass-walled offices
- In-suite kitchens/kitchenettes
- On-site generator — rare feature
- Ample surface parking with multiple access points
- Upgraded security system in progress
- Improved monument signage coming soon
- Convenient to hotels, restaurants, medical, government and professional offices
- Located in Stow's Community Reinvestment Area - potential tenant incentives

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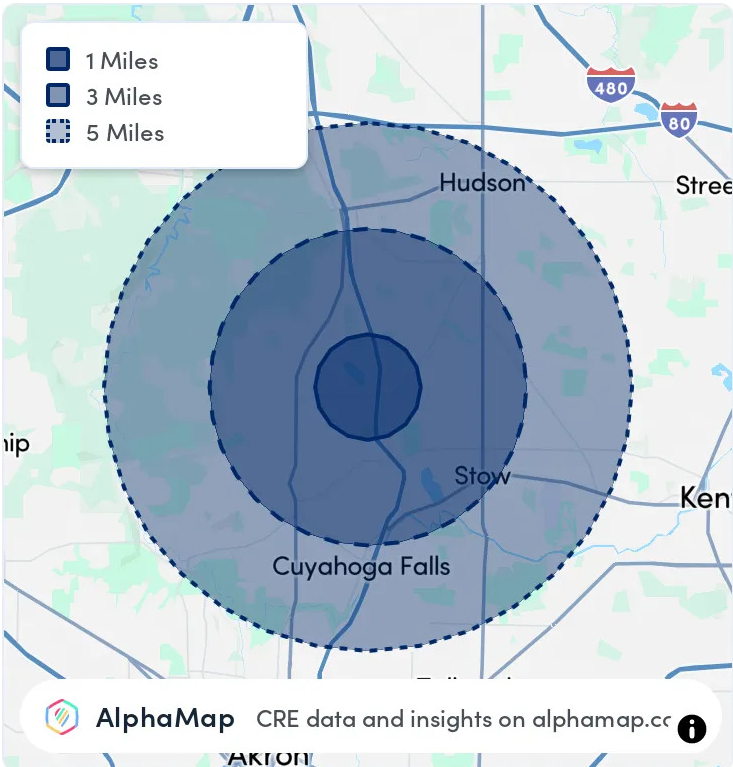
AREA



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,771	47,420	120,538
AVERAGE AGE	39	43	42
AVERAGE AGE (MALE)	38	41	41
AVERAGE AGE (FEMALE)	39	44	44

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,744	20,805	52,954
PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$109,306	\$108,234	\$105,839
AVERAGE HOUSE VALUE	\$311,787	\$267,532	\$254,430
PER CAPITA INCOME	\$49,684	\$47,058	\$46,016

Map and demographics data derived from AlphaMap



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ADDITIONAL PHOTOS



Updates to Monument Signage & Common Areas 2026



Seconds from SR-8 & Surrounded by Hotels & Medical



Ample On-Site Parking & Well Maintained Grounds



Countless Perimeter Offices



Outdoor Amenities (More to Come Spring 2026)



Kitchens & Kitchenettes



Flexible Space Options



Training & Conference Rooms

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